

LAND USE CONTROL IMPLEMENTATION PLAN
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
KENNEDY SPACE CENTER
BREVARD COUNTY, FLORIDA



FACILITY: Ransom Road Sandblast Area
Solid Waste Management Unit No. 21

CONTAMINANTS: PCBs in Soil

CONTROL: Prohibit Residential Use and Restrict Industrial Use Access to Soil

PURPOSE OF LAND USE CONTROL IMPLEMENTATION PLAN

This Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of the Ransom Road Sandblast Area (RRSA) of institutional controls that have been implemented at the site¹. Although there are no current unacceptable risks to human health or the environment associated with the RRSA, institutional land use controls (LUCs) are necessary to prohibit residential use of the site and restrict industrial use access to soils. Controls will include periodic inspection, condition certification and agency notification.

WHY LAND USE CONTROLS ARE NEEDED

Human health and ecological risk assessments were completed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI). Chemicals of concern identified for human health risk during the RFI and supplemental sampling activities that exceeded Florida

Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) cleanup target levels were polychlorinated biphenyls (PCBs) in surficial soils.

SITE DESCRIPTION

The RRSA is a NASA-operated facility that has been used as a sandblasting area and painting facility since 1967. Sandblasting is currently conducted inside a sandblast facility and was formerly conducted outside the facility to the east. Objects to be sandblasted are reportedly degreased and steam cleaned offsite before delivery to the RRSA, although pressure washing of objects to be sandblasted is occasionally conducted at the site. The entire site within the fenced boundary, exclusive of drainage ditches, is paved with asphalt or concrete.

SITE LOCATION

The RRSA is located on the south side of Ransom Road immediately southwest of the intersection of Ransom Road with Kennedy Parkway South, approximately 1.5 miles

1. This LUCIP summarizes institutional controls regarding the NASA KSC Ransom Road Sandblast Area (RRSA). For detailed information on the site, consult the RRSA administrative file, which is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

south of the intersection of Kennedy Parkway and NASA Parkway (Figure 1). The RRSA SWMU encompasses the entire facility including all improvements within a surrounding fence and adjacent stormwater infiltration ditches where releases may have occurred (Figure 2). The Government Services Administration (GSA) equipment-for-auction storage yard (SWMU No. 10) is located immediately west of the RRSA. Wooded areas surround the RRSA and GSA sites to the north, east, and south; orange groves exist to the west.

The site is located within Section 7 of Township 23 South, Range 37 East, which is in the Orsino Quadrangle. Coordinates of the corners of the soil use control areas are provided in Figure 2 in the State Plane Coordinate System NAD 1983 meters, Florida East.

SITE CONTAMINATION AND CONTROL

PCBs were detected at a concentration exceeding the FDEP/EPA industrial cleanup target level in one soil sample (that was not removed during interim corrective measures excavation) collected from under asphalt pavement. LUCs are therefore required to prohibit industrial site workers access to contaminated soils under the pavement in

the area shown on Figure 2. Also, PCBs have been detected at concentrations over residential cleanup target levels in soils at the northwest corner of the site adjacent to the GSA SWMU. LUCs are therefore required to prohibit residential use of the site within the security fence.

DECISION DOCUMENT

A Statement of Basis (SB) establishes institutional controls as a component of the remedy for this site. The SB for the site, KSC document number KSC-TA-5655, is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

IMPLEMENTATION

Institutional controls will be implemented by the KSC Environmental Program Office in accordance with their RCRA permit and Land Use Control Assurance Plan included in a Memorandum of Agreement (MOA)² between NASA, FDEP, and EPA, effective February 23, 2001. Upon approval of this LUCIP, it will be incorporated into the permit by reference. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

2. By separate MOA effective February 23, 2001, with the EPA and FDEP, KSC, on behalf of NASA, agreed to implement Center-wide, certain periodic site inspection, condition certification and agency notification procedures designed to ensure the maintenance by Center personnel of any site-specific LUCs deemed necessary for future protection of human health and the environment. A fundamental premise underlying execution of that agreement was that through the Center's substantial good faith compliance with the procedures called for herein, reasonable assurances would be provided to EPA and FDEP as to the permanency of those remedies which included the use of specific LUCs.

Although the terms and conditions of the MOA are not specifically incorporated or made enforceable herein by reference, it is understood and agreed by NASA KSC, EPA and FDEP that the contemplated permanence of the remedy reflected herein shall be dependent upon the Center's substantial good faith compliance with the specific LUC maintenance commitments reflected herein. Should such compliance not occur or should the MOA be terminated, it is understood that the protectiveness of the remedy concurred in may be reconsidered and that additional measures may need to be taken to adequately ensure necessary future protection of human health and the environment.

KSC's Environmental Program Office will provide KSC's Master Planning Office with survey coordinates of the LUCs. Restrictions will specify limitations on development and reuse for the area for as long as LUCs are necessary to protect human health and the environment.

approved by EPA and FDEP and implemented by modification of NASA's operating permit.

MONITORING

Quarterly inspections to monitor that institutional controls specified herein are in place and operating will be conducted by KSC's Environmental Program Office. The inspection will verify that no residential use is occurring and pavement in the specified area remains intact.

REPORTING

KSC's Environmental Program Office will submit annual reports to EPA and FDEP certifying retention of the implemented LUCs.

ENFORCEMENT

KSC's Environmental Program Office will be responsible for stopping any activities at KSC that are not compliant with this LUCIP.

MAINTENANCE

This LUCIP will remain in place until a land use change is implemented and the concerns managed by the LUCIP are mitigated; or there is a discovery, based upon analytical evidence, that scenarios managed by the LUCIP are no longer a concern. Any change in LUC management must be

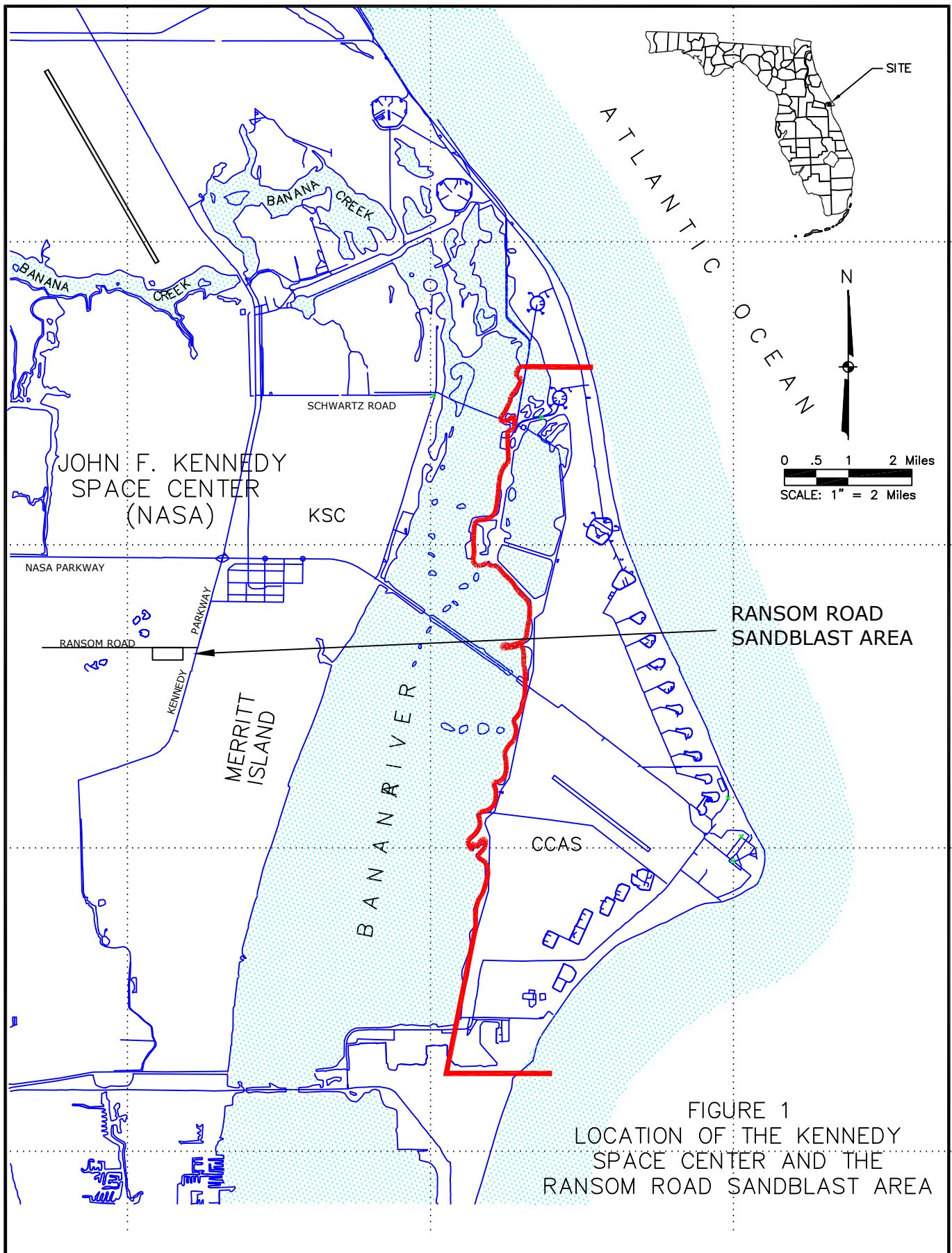


FIGURE 1
LOCATION OF THE KENNEDY
SPACE CENTER AND THE
RANSOM ROAD SANDBLAST AREA

